

1 BILL NO. R-84-12-04

2 DECLARATORY RESOLUTION NO. R-146-84

3 A DECLARATORY RESOLUTION designating
4 "Economic Revitalization Areas"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petitions dated
6 November 9, 1984, to have the following described properties desig-
7 nated and declared "Economic Revitalization Areas" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Lot #20, Centennial Industrial Park,
12 Section IV, an Addition to the City
of Fort Wayne, Indiana;

13 Lots 4, 5 and 6 Oxford Place Addition;

14 Lot #66, Baltes and Romy's amended
15 plat to the City of Fort Wayne and
part of Lot #65, Baltes and Romy's
16 amended plat to the City of Fort Wayne;

17 said properties more commonly known as Lot #20, Centennial Indus-
18 trial Park, Fort Wayne, Indiana; 1502-1512 Oxford Street, Fort
19 Wayne, Indiana; 1210 Spy Run Avenue, Fort Wayne, Indiana 46805;

20 WHEREAS, it appears that said petitions should be pro-
21 cessed to final determination in accordance with the provisions
22 of said Division 6.

23 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
24 OF THE CITY OF FORT WAYNE, INDIANA:

25 SECTION 1. That, subject to the requirements of Section
26 4, below, the properties hereinabove described are hereby designated
27 and declared "Economic Revitalization Areas" under I.C. 6-1.1-
28 12.1. Said designations shall begin upon the effective date of
29 the Confirming Resolution referred to in Section 3 of this Resolu-
30 tion and shall continue for one (1) year thereafter. Said desig-
31 nations shall terminate at the end of that one-year period.

32

1 Page Two

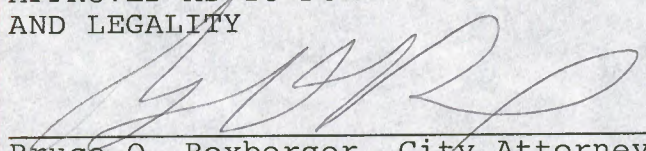
2 SECTION 2. That upon adoption of this Resolution:

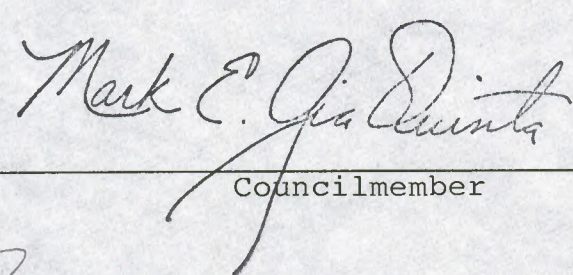
- 3 (a) Said Resolution shall be filed with the Allen
4 County Assessor;
- 5 (b) Said Resolution shall be referred to the Committee
6 on Finance and shall also be referred to the De-
7 partment of Economic Development requesting a re-
8 commendation from said department concerning the
9 advisability of designating the above designated
10 areas "Economic Revitalization Areas";
- 11 (c) Common Council shall publish notice in accordance
12 with I.C. 5-3-1 of the adoption and substance of
13 this Resolution and setting these designations as
14 "Economic Revitalization Areas" for public hearing;
- 15 (d) If this Resolution involves areas that have al-
16 ready been designated allocation areas under
17 I.C. 36-7-14-39, then the Resolution shall be re-
18 ferred to the Fort Wayne Redevelopment Commission
19 and said designations as "Economic Revitalization
20 Areas" shall not be finally approved unless said
21 Commission adopts a resolution approving the peti-
22 tions.

23 SECTION 2. That this Resolution shall be subject to
24 being confirmed, modified and confirmed or rescinded after public
25 hearing and receipt by Common Council of the above described re-
26 commendations and resolution, if applicable.

27 SECTION 4. That this Resolution shall be in full force
28 and effect from and after its passage and any and all necessary
29 approval by the Mayor.

30
31 APPROVED AS TO FORM
32 AND LEGALITY


Bruce O. Boxberger, City Attorney


Councilmember

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19_____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 12-11-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. 9-146-84
on the 11th day of December, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 12th day of December, 1984,
at the hour of 11:30 o'clock A.M., E.S.T.,

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12 day of December,
1984, at the hour of 2:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant CJD Partnership
2. Owner(s) Charles E. Weisenauer, Jack K. Weisenauer, Danny J. Weisenauer,
Partners
3. Address of Owner(s) 1502-1512 Oxford Street
Fort Wayne, Indiana 46806.
4. Telephone Number of Owner(s) (219) 744-3254
5. Relationship of Applicant to Owner(s) if any Partnership Entity
6. Address of Applicant 1502-1512 Oxford Street
Fort Wayne, Indiana 46806
7. Telephone number of Applicant (219) 744-3254
8. Address of Property Seeking Designation Lot 20, Centennial
Industrial Park, Fort Wayne, Indiana
9. Legal Description of Property Proposed for Designation (may be attached) Lot #20, Centennial Industrial Park, Section IV,
an Addition to the City of Fort Wayne, Indiana
10. Townwhip _____
11. Taxing District _____

12. Current Zoning Industrial
13. Variance Granted (if any) N/A
14. Current Use of Property
- a. How is property presently used? Land for development
-
- b. What Structure(s) (if any) are on the property? None
-
- b. What is the condition of this structure/these structures? N/A
-
15. Current Assessed Value of Real Estate
- a. Land Partial of Centennial Industrial Park Block A (\$4100.00 total)
- b. Improvements N/A
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- Approximately \$300.00 (Total Block A)
17. Description of Proposed Improvements to the Real Estate
- Approximate 8,000 sq. ft. commercial building
-
-
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- November, 1984
- b. When is completion expected? February or March, 1985
19. Cost of Project (not including land costs) approximately \$250,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 7 to 10

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Light manufacturing, clerical

c. Anticipated time frame for reaching employment level stated above?

Four months or less

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Recognizing the depressed nature of the economy in the Fort Wayne
Community as a whole, this development helps eliminate this problem
through the increased tax base and primarily through the jobs
development.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Substantially increased tax base and substantially increased jobs development.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

The bonds are presently sold to either of two local Fort Wayne Banks.

I hereby certify that the information and representation on this Application are true and complete.

Charles E. Weisenauer - Partner
Signature(s) of Owners
Charles E. Weisenauer, Partner for CJD
Partnership

11/09/84

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

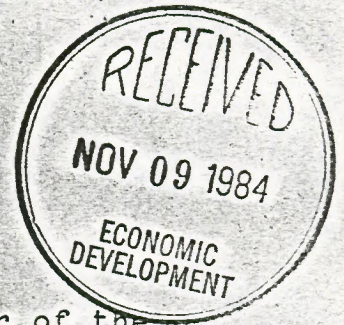
Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-



This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Tools & Abrasives, Inc.

2. Owner(s) Charles E. Weisenauer, Partner for CJD Partnership

3. Address of Owner(s) 1502-1512 Oxford Street

Fort Wayne, Indiana 46806

4. Telephone Number of Owner(s) (219) 744-3254

5. Relationship of Applicant to Owner(s) if any Corporation

6. Address of Applicant 1502-1512 Oxford Street

Fort Wayne, Indiana 46806

7. Telephone number of Applicant (219) 744-3254

8. Address of Property Seeking Designation Lot 20, Centennial

Industrial Park, Fort Wayne, Indiana

9. Legal Description of Property Proposed for Designation (may be attached) Lot #20, Centennial Industrial Park, Section IV,

an Addition to the City of Fort Wayne, Indiana

19. Cost of new manufacturing equipment? \$ approximately \$100,000.00

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? Yes X No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? 7 to 10

b. What is the nature of those jobs? Light manufacturing, clerical

c. Anticipated time frame for reaching employment level stated above?

 Four months or less

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

 Recognizing the depressed nature of the economy in the Fort Wayne

 Community as a whole, this development helps eliminate this problem

 through the increased tax base and primarily through the jobs

 development.

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Substantially increased tax base and substantially increased jobs development.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. N/A

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval? Yes X No

27. Financing on Project

What is the status of financing connected with this project?

The bonds are presently sold to either of two local Fort Wayne Banks.

I hereby certify that the information and representation on this Application are true and complete.

Charles E. Weisenauer Pres.
Signature(s) of Owners
Charles E. Weisenauer, President
Tools & Abrasives, Inc.

11/09/84

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Equipment to be installed:

Date Application Forwarded to Law Dept:

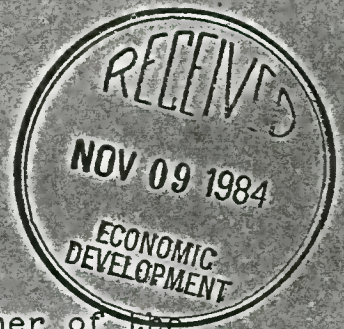
Date of Legal Notice Publication:

Date of Public Hearing

Approved or Denied? Date:

Allocation Area:

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-



This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Tools & Abrasives, Inc.

2. Owner(s) Charles E. Weisenauer

3. Address of Owner(s) 1502-1512 Oxford Street
Fort Wayne, Indiana 46806

4. Telephone Number of Owner(s) (219) 744-3254

5. Relationship of Applicant to Owner(s) if any Corporate Officer

6. Address of Applicant 1502-1512 Oxford Street
Fort Wayne, Indiana 46806

7. Telephone number of Applicant (219) 744-3254

8. Address of Property Seeking Designation 1502-1512 Oxford Street

9. Legal Description of Property Proposed for Designation (may be attached) _____

Lots 4, 5 and 6 Oxford Place Addition

10. Township _____
11. Taxing District _____
12. Current Zoning _____
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? Office for Tools & Abrasives, Inc.
- _____
- _____
- b. What is the condition of any structures on property? Office
- Building
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate Uncertain
16. Amount of Personal Property Taxes Owed During the Immediate Past Year _____
17. Description of New Manufacturing Equipment to be installed on the Real Estate Computer Equipment
- _____
- _____
- _____
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? January 1985
- _____
- b. When is installation expected to be completed? January 1985
19. Cost of new manufacturing equipment? \$ approximately \$125,000.00

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? Yes X No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? 3 to 5

b. What is the nature of those jobs? Clerical

c. Anticipated time frame for reaching employment level stated above?

 Three months

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.)

 None

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

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25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval? Yes X No

27. Financing on Project

What is the status of financing connected with this project?

The bonds are presently sold to either of two local Fort Wayne Banks.

I hereby certify that the information and representation on this Application are true and complete.

Charles E. Weisenauer Pres.
Signature(s) of Owners
Charles E. Weisenauer, President
Tools & Abrasives, Inc.

11/09/84

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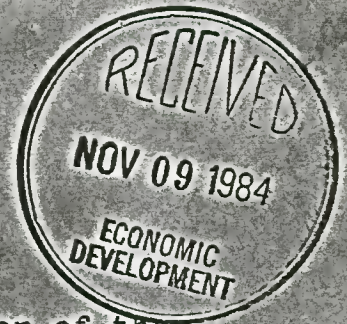
Date of Legal Notice Publication:

Date of Public Hearing

Approved or Denied? Date:

Allocation Area:

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-



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7. Telephone number of Applicant (219) 744-3254
8. Address of Property Seeking Designation 1210 Spy Run Avenue
Fort Wayne, Indiana 46805
9. Legal Description of Property Proposed for Designation (may be attached) Lot # 66, Baltes and Romy's amended plat to the City
of Fort Wayne and part of Lot #65, Baltes and Romy's amended plat
to the City of Fort Wayne.

10. Township _____
11. Taxing District _____
12. Current Zoning _____
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? Light assembly
- _____
- _____
- b. What is the condition of any structures on property? _____
- existing building
- _____
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate _____
16. Amount of Personal Property Taxes Owed During the Immediate Past Year _____
17. Description of New Manufacturing Equipment to be installed on the Real Estate _____
- _____
- _____
- _____
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? January 1985
- _____
- b. When is installation expected to be completed? January 1985
19. Cost of new manufacturing equipment? \$ approximately \$100,000.00

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? _____ Yes _____ X No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? 7 to 10

b. What is the nature of those jobs? Light assembly and clerical

c. Anticipated time frame for reaching employment level stated above?

Three months or less

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

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26. Zoning Restrictions

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Charles E. Weisenauer Pres.

11/09/84

Signature(s) of Owners

Date

Charles E. Weisenauer, President
Tools & Abrasives, Inc.

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Equipment to be installed: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing _____

Approved or Denied? Date: _____

Allocation Area: _____

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-84-12-04

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating "Economic
Revitalization Areas" under I.C. 6-1.1-12.1.

(Lot #20, Centennial Industrial Park; 1502-1512 Oxford Street; 1210
Spy Run Avenue - all owned by CJD Partnership)

EFFECT OF PASSAGE Substantially increase the tax base and substantially
increase the development of jobs in the community.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$100,000; \$125,000;
\$100,000 respectively

ASSIGNED TO COMMITTEE (PRESIDENT) _____